

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1155 PAGE 171

MAY 14 1 17 PM '70
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Maxie G. Chastain and ~~Shirley W. Chastain~~, *S. W. C.*

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. C. Cox, Jr.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of One Thousand, Three Hundred Twenty-Six and 93/100 - - - - - Dollars (\$1,326.93) due and payable

at the rate of Twenty-five (\$25.00) per month on the first day of each month beginning June 1, 1970, such payment to be applied first to interest and then to principal until both principal and interest are paid in full

with interest thereon from date at the rate of 8 per centum per annum, to be paid: annually

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Grove Township, containing 5 acres, more or less, adjoining lands now or formerly of S. M. Jones, D. E. Cooper, Benson Davis and others and being more particularly described as follows:

BEGINNING at an iron pin on the corner of land now or formerly owned by D. E. Cooper and running thence with the line of said Cooper property, S. 89 1/2 E. 12 chains, 9 lengths, to the center of the public road; thence along the center of said Road, S. 39 E. 2 chains to an angle or bend in said Road; thence S. 49 E. 1.78 chains to a point in said Road; thence S. 77 1/2 W. 1.76 chains; thence S. 66 W. 1.59 chains; thence S. 78 1/2 W. .85 chains to an angle; thence N. 81 W. 3.62 chains; thence N. 88 W. 1.72 chains; thence N. 74 1/2 W. 1 chain; thence S. 64 W. to a point in road; thence N. 85 W. 1.89 chains to a stake in line of property now or formerly owned by Benson Davis; thence with the line of said property, N. 4 E. 4.48 chains to the point of beginning.

This being the same lot of land conveyed to mortgagor by deed of J. C. Cox, Jr. and recorded in Deed Book: _____, at page _____ in the RMC Office for Greenville County.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 1 PAGE 434

SATISFIED AND CANCELLED OF RECORD

26 DAY OF July 1971

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 9:04 O'CLOCK A. M. NO. 2608